

MORTGAGE

THIS INDENTURE, made February 26
1998 between ESPERANZA CENA
herein referred to as "Mortgagors," and
Neighborhood Housing Services of Elgin,
Inc., 300 Douglas Avenue, Elgin, Illinois
60120, herein referred to as "Mortgagee,"
witnesseth:

THAT WHEREAS the Mortgagors
are justly indebted to the Mortgagee upon the
installment note of even date herewith, in the principal sum of FIVE THOUSAND AND 00/100 DOLLARS
(\$5,000.00), payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagors
promise to pay the said principal sum and interest at the rate and in installments as provided in said note, with
a final payment of the balance due on the 1st day of MARCH, 2005, and all of said principal and
interest are made payable at such place as the holders of the note may, from time to time, in writing appoint, and
in absence of such appointment, then at the office of the Mortgagee at 300 Douglas Avenue, Elgin, IL 60120

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest
in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants
and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One
Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND
WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real
Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Elgin,
COUNTY OF COOK, STATE OF ILLINOIS, to wit:

PARCEL 1: UNIT 110 OF LOT 1 IN KENNINGTON SQUARE, BEING A SUBDIVISION OF PART OF THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7M TOWNSHIP 41 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ELGIN, COOK COUNTY,
ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED WITH THE COOK
COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 25442190

PARCEL 2: EASEMENT APPURTENANT TO AND FOR INGRESS AND EGRESS FOR THE BENEFIT
OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS DATED APRIL 15, 1980 AND RECORDED MAY 1, 1980 AS DOCUMENT 254421914.
THE BENEFIT OF INGRESS AND EGRESS.

Permanent Index Number: 06-07-402-030-0000

Commonly known as: 410 KENNETH CIRCLE, Elgin, IL

which, with the property hereinafter described, is referred to herein as the "premises,"

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto
belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be
entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all
apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning,
water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without
restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds,
awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether
physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed
in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real
estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successor and

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collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

13. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.

14. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

15. The Mortgagors shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.

16. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release.

17. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby, and payment of a reasonable fee to Mortgagee for the execution of such release.

18. Mortgagors shall not transfer, convey or assign any legal or equitable right, title or interest in the property without prior written approval by Mortgagee.

19. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, including their heirs, successors and assigns, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders, from time to time, of the note secured hereby.

Witness the hands and seals of Mortgagors the day and year first above written.

X. Esperanza CENA 2-26-98
Name/Date

Name/Date

State of Illinois, County of Kane ss.,

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that ESPERANZA CENA personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26TH day of FEBRUARY, 1998

Commission expires April 19, 1999

Notary Public

This instrument was prepared by Neighborhood Housing Services of Elgin, Inc., 300 Douglas, Elgin, IL 60120
RETURN TO: NEIGHBORHOOD HOUSING SERVICES OF ELGIN, 300 DOUGLAS, ELGIN, IL 60120

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